

# \$3,700,000 - 2 Industrial Drive, Sylvan Lake

MLS® #A2208906

**\$3,700,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 3.20 Acres

Beju Industrial Park, Sylvan Lake, Alberta

Exceptional Commercial Opportunity â€“  
Prime Highway Exposure!  
Presenting Lake City Services, a  
well-established and reputable business  
offering recycled parts sales, car recycling,  
towing services, mechanical work and more.  
Located just off Highway 20, offering  
outstanding visibility with 500 feet of highway  
frontage and quick access to downtown and all  
major transportation routes.

The main facility spans approximately 10,000  
sq. ft., featuring a functional mezzanine and  
dedicated office space. An additional 1,600 sq.  
ft. detached shop provides flexible workspace,  
ideal for expansion or specialized operations.  
Currently holds majority of parts removed from  
vehicles.

Situated on 3.2 acres, this property offers  
tremendous potential for further development  
to accommodate a variety of commercial or  
industrial ventures. The sale includes the  
business, assets, inventory, multiple tow  
trucks, and all related equipmentâ€”offering a  
true turnkey operation.

Additional highlights:

Pre-approved subdivision of a 1-acre parcel to  
the south of the main buildings presents future  
flexibility or resale potential.

A 1½-acre parcel to the north may also be  
available for negotiation, further enhancing  
growth opportunities.

Built in 1987



## Essential Information

MLS® #	A2208906
Price	\$3,700,000
Bathrooms	0.00
Acres	3.20
Year Built	1987
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	2 Industrial Drive
Subdivision	Beju Industrial Park
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S1P4

## Interior

Heating	Forced Air, Natural Gas, Radiant
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## Exterior

Roof	Metal
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## Additional Information

Date Listed	April 17th, 2025
Days on Market	26
Zoning	I1

## Listing Details

Listing Office	KIC Realty
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